



CITY ADMINISTRATOR REPORT

The city of opportunity, the community of choice

TO: **Mayor Haggerton
Councilmembers**

FROM: **David Cline, City Administrator**

DATE: **November 12, 2014**

SUBJECT: **Report for November 17, 2014 Regular Council Meeting**

The City Administrator Report is meant to provide the Council, staff and community an update on the activities of the City and on issues that concern Tukwila. Please let me know if you have any questions or need additional information about any of the following items.

I. Intergovernmental Update

- **Meeting with Washington State Department of Transportation (WSDOT)**: Mayor Haggerton, City Administrator David Cline, Chief Villa and Communications and Government Relations Manager Rachel Bianchi met with Lynn Peterson, Secretary of Transportation to discuss Sound Transit and other Tukwila projects.
- **Soundside Alliance Outlook Breakfast**: On November 5 Councilmember Hougardy, Chair of the Soundside Alliance, was the emcee at the first annual Soundside Alliance Outlook Breakfast held at the Museum of Flight. Mayor Haggerton, Councilmembers Duffie, Ekberg, and Robertson, City Administrator David Cline and several city staff members attended the event. Mayor Haggerton welcomed the attendees and Katherine Kertzman, Director of Seattle Southside served as a panel member.
- **International City/County Management Association (ICMA) Annual Conference Host Committee**: City Administrator David Cline is serving on the Host Committee for the ICMA Annual Conference that will be held in Seattle in September, 2015.
- **Meeting with Tukwila School District**: City Administrator David Cline and Tukwila School District Superintendent Dr. Nancy Coogan met on November 12 to discuss common issues that impact the City and the School District.

II. Community Events

- **Veteran's Day Event at Museum of Flight**: Mayor Haggerton welcomed guests to the annual Veteran's Day Ceremony at the Museum Flight. Councilmembers Duffie, Ekberg and Kruller also attended the event.

III. Staff Updates

Public Safety

- **Citizen's Academy Graduation**: On October 29 nine Tukwila residents graduated from the Tukwila Police Department Citizens' Academy. This dedicated group attended class two evenings a week for 7 weeks and also gave up a Saturday to participate in the Firearms and Driving simulators. The Academy covered the following topics: The Recruiting and Hiring Process, Collision Investigation, Court Procedures, Crime Prevention, Evidence, Gangs, K-9 Program, Major Crimes, Narcotics, NIMS and Emergency Preparation, Patrol Procedures, Police Records and Public Disclosure, School Safety Officer Program, SWAT, and Valley Communications. We anticipate offering another academy in March, 2015.

Project Updates

- **Values Presentations:** Mayor Haggerton, City Administrator David Cline and Communications and Government Relations Director Rachel Bianchi held three meetings between November 6 & November 13 to roll out the City's values. The meetings were open to all employees in an effort provide every employee the opportunity to attend.
- **Code Enforcement:** The property at 4033 S 128th Street is in foreclosure and is scheduled for a Trustee Sale in January 2015.
- **Washington Place High Rise Project:** On November 5 several members of building, fire, and public works staff met with our City of Bellevue counterparts in order to begin planning for the review and inspection of the 19 story Washington Place high-rise, a construction type that Bellevue has significant experience permitting. The meeting was very productive and they shared their lessons learned and high-rise checklist with us. We will be meeting with the Washington Place architect and design team to establish procedures.
- **Brookings Institute Suburban Poverty Meeting:** On November 5 staff attended a meeting to discuss research being conducted by the Brookings Institute on suburban poverty. The meeting included an update on recent trends in King County and presented strategies to promote economic opportunity. The group discussion focused on increasing available funding and the need for more regional collaboration.
- **Tukwila Village Art:** On November 4 the Tukwila Village developer's consultant, SEEDArts, with help from the Parks and Recreation Department, held an open house for the public to meet two of the three artists working on art for the Tukwila Village development. The current concepts for the three major art pieces were on display.

Community Services

- **City Scholarship Awards:** The City recently issued scholarship checks to Western Washington University for Tulsa Ghimirey and Seattle Pacific University for Lea Adelaine Buenavista our 2014 City of Opportunity Scholarship recipients.
- **Compost Demonstration Garden:** On October 25, staff attended the informal opening of the new Compost Demonstration Garden in conjunction with the formal dedication of Gully Gardens community garden. The Compost Demonstration Garden was developed adjacent to Gully Gardens at Riverton Park to enable community gardeners to use the site to make compost, and to provide compost education opportunities for the public. The Compost Garden was funded by the Recycling Program and installed by Parks Department staff.



- **Comprehensive Plan “Report Back” event:** On October 29, DCD staff participated in a targeted Comprehensive Plan “Report Back” meeting at Showalter Middle School with approximately 25 members of the Latino community, including Community Connectors. Community Connectors invited community members whom they thought might want further involvement with City affairs. Two Council members also attended, and shared their experiences as elected officials. At the end of the meeting, participants signed up for opportunities for further involvement, including attending Council and commission meetings or to express interest in becoming a Community Connector. Two similar targeted events will be held November 17 and 22 with interpreters. The entire Tukwila community is welcome to attend these meetings.

IV. Responses to Council/Citizen Inquiries

- **TCC Rental Cancellations:** In response to Council’s recent inquiry, when the power went out on October 25 the two groups that had events in progress at TCC received partial refunds based on the amount of time used versus the amount of time cancelled. The two groups that had events scheduled for October 26 received either a full refund or a credit to their contract for future rental dates.
- **Tukwila Village Timeline:** In response to Council’s recent inquiry, here is a brief update on the project timeline for Tukwila Village.
 - In August, Tukwila Village Development Associates (TVDA) assumed management of the Tukwila Village site;
 - TVDA and the King County Library System (KCLS) have been negotiating cross parcel easements (e.g. parking, utilities, stormwater, etc.) It has been a lengthy process but it appears they are close to agreement. Once they have reached agreement, TVDA will submit a revised lot consolidation application to the city so the City can approve new lot lines. We anticipate the revised application to be submitted in the near future;
 - After the new lot lines have been approved, the City can sell the corner lot to KCLS;
 - Phase 1 Building – The Board of Architecture Review (BAR) approved the first phase (a mixed use building and the plaza with building) in November 2013. After that TVDA submitted building permit application and the City provided comments in May 2014. Since that time TVDA has been working on value engineering and we anticipate TVDA will resubmit their revisions very soon.
 - Phase 2 Building – The BAR approved the second phase design (two senior only buildings) in March 2014. TVDA submitted the building permit application in October 2014 and staff is currently reviewing the revisions.
 - TVDA has spent over \$2 million on this project to date.
 - The KCLS library received BAR approval in November 2013. KCLS first submitted a building permit application in June 2013. The City provided comments in November 2013. KCLS submitted revisions to the application in October 2014. Staff is currently reviewing the revisions.